

AGENDA
BOARD OF ADJUSTMENT
TOWNSHIP OF BERKELEY HEIGHTS, NEW JERSEY
CONFERENCE MEETING
JUNE 13, 2013

NOTE: Meeting is being held in conformance with all regulations of the SUNSHINE LAW and proper notice has been given to the Courier; also, the Agenda has been posted in Town Hall, Board Office and supplied to the Township Clerk at least forty-eight hours prior to the meeting. The Agenda items will not necessarily be heard in the order listed and the meeting will not continue substantially past 10:30 PM.

Members: Mr. Bussiculo, Mr. Miller, Mr. Boyer, Mr. Smith, Mr. Minkoff,
Mr. Siburn, Mr. Sullivan, Mr. Delia and Mrs. Granholm

Mr. Bernstein, Board Attorney

Roll Call:

Informal Review of New Applications:

App. #13-13: Mr. and Mrs. Dean Nasto, 14 Robbins Ave., Block 901, Lot 1 (R-15 Zone)

Proposed entrance portico requires relief from Section 6.1.1B, "Schedule of General Regulations" because it would encroach into the front-yard setback. As a result of the principal structure being elevated per Flood Plain Relief, the existing deck will increase in height and therefore require relief from Section 3.1.8, "Decks" which limits deck height to 4' in sections of a deck between the 40' rear-yard setback and the 30' setback allowed for decks.

App. #14-13: The Lusardi Group, 50 Industrial Road, Block 1301, Lot 14.01 (LI Zone)

Applicant is seeking conditional use approval to park its tractor trailer moving trucks overnight at the rear of the property. Since all conditions of the conditional use will not be met, Zoning Board approval is required. (Tractor trailers are not allowed under Section 7.1.5.K.7. of the ordinance.) The applicant is also proposing to create a parking area in the front yard for staff and customers which is not permitted in the LI Zone. The new parking area would result in "other coverage" and "combined coverage" limits being exceeded. Finally, the application includes a free-standing sign in the front yard (not permitted as per Section 5.4.3.).

Adoption of Resolutions:

App. #11-13: Edward Delia, 294 Garfield Street, Block 209, Lot 7 (R-10 Zone)

Relief is needed from Section 6.1.1B and Section 11.1.7A for expansion of existing driveway which resulted in "Other Coverage" being exceeded and also for being less than the required 5 feet from the lot line. Nonconforming conditions are lot width, principal side-yard setback, combined side-yard setback, and existing accessory structure (shed) less than the required five feet from the property side line.

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App. #12-13: William J. Manning, Jr., 57 Hampton Drive, Block 3205, Lot 6 (R-20 Zone)

Proposed 400 sq. ft. increase in driveway width from the street to the house would result in exceeding the 10% "Other Coverage" limit. Nonconforming conditions are lot area, lot width and principal front-yard setback. Relief is needed from Section 6.1.1B., "Schedule of General Regulations."

Adoption of Minutes:

May 23, 2013

Adjournment:

Connie Valenti/Secretary